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SUBSTITUTE TRUSTEE'S DEED BOOK 8352 PAGE 821

WHEREAS, by deed of trust (the "Deed of Trust") dated the 30th day of April, 1986, and recorded in the Register's Office of Davidson County, Tennessee in Book 6845, Page 431, conveyed to D.L. LANSDEN as Trustee, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, LESA HARTLEY SKONEY was appointed Substitute Trustee by instrument of record in the Register's Office of Davidson County, Tennessee in Book 8305, Page 909; and,

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed and the holder of said Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request that said property was, by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust by which advertisement said sale was appointed to be held on the 5th day of April, 1991 at 10:00 A.M. at the front door of the Courthouse of Davidson County, Tennessee, said sale having been continued by agreement between the owner of the property and the owners and holders of the indebtedness secured by said property until the 15th day of May, 1991, said continuance having been announced publically at the time and place of said sale by the Substitute Trustee on the 5th day of April, 1991; and,

WHEREAS, at the front door of the Courthouse of Davidson County, Tennessee, on the 15th day of May, 1991, the undersigned offered said property for sale at public outcry to the highest bidder for cash at which sale JOHN W. NELLEY, JR., AND HOWARD R. PETERSON as Tenants in Common being the highest, best and last bidder, became the purchasers of said property at and for the sum of $2,219,665.00; and,

WHEREAS, the said purchasers being the owner of the debt for which said property was sold, have complied with the terms of sale, the purchase price being credited on the indebtedness and other sums secured by said Deed of Trust.

NOW, THEREFORE, in consideration of the premises and for good and valuable consideration by the said JOHN W. NELLEY, JR., AND HOWARD R. PETERSON, the receipt and sufficiency of which is hereby acknowledged, the undersigned LESA HARTLEY SKONEY as Substitute Trustee, does hereby grant, bargain, sell and convey unto the said JOHN W. NELLEY, JR., AND HOWARD R. PETERSON as tenants in common as aforesaid, and unto their heirs, successors and assigns, the property above mentioned and now further described as situated in the County of Davidson, State of Tennessee, more particularly described as follows, to wit:

Parcel 1

LAND in the 9th Civil District of Davidson County, Tennessee described as follows:

BEGINNING at a point in the center of McCrory Lane and being a point on the North Bank of the Harpeth River; thence with the North Bank of the Harpeth River as follows: N 42 deg. 06 min. W 425.10 ft.; N 31 deg. 43 min. W 191.93 ft.; N 25 deg. 30 min. W 1,718.94 ft.; N 19 deg. 39 min. W 520.82 ft.; N 47 deg. 40 min. W 375.36 ft.; N 63 deg. 19 min. W 129.99 ft.; N 56 deg. 51 min. W 690.65 ft.; N 72 deg. 22 min. W 300.45 ft.; N 84 deg. 01 min. W 205.19 ft.; S 82 deg. 06 min W 326.31 ft.; S 34 deg. 39 min. W 521.50 ft.; to a point, thence leaving said Harpeth River N 87 deg. 18 min. W 415.79 ft. to a point being on the South Margin of U.S. Highway #70 thence with the

South Margin of U.S. Highway #70 as follows: N 67 deg. 02 min. E 319.33 ft.; N 51 deg. 43 min. E 201.72 ft.; N 41 deg. 22 min. E 690.38 ft.; N 66 deg. 01 min E 759.30 ft.; S 79 deg. 16 min. E 385.58 ft.; S 67 deg. 30 min. E 294.82 ft.; S 59 deg. 24 min. E 2,316.69 ft.; to a point being on the South Margin of U.S. Highway #70; thence S 7 deg. 10 min. W 759.01 ft. to a point being on the West Margin of McCrory Lane; thence S 7 deg. 11 min. W 1,521.80 ft. to a P.K. Nail being in the center of McCrory Lane; thence with the center of McCrory Lane as follows: S 21 deg. 21 min. W 163.66 ft. to a P.K. Nail; S 32 deg. 27 min. W 195.45 ft. to the beginning. Containing 113.29 Acres, more or less, according to an April 6, 1986 recertification of a survey by Jones and Moore Co., Inc., dated June 8, 1978.

Parcel 2

Beginning at an Iron Pin being 270.00 ft. from the center of and being on the North Right-of-Way of Interstate 40 and being 188.10 ft. from the West Margin of McCrory Lane; thence with the North Right-of-Way of Interstate 40 S 89 deg. 20 min. W 1,013.34 ft. to a Concrete Marker; S 88 deg. 35 min. W 92.65 ft. to a Concrete Marker; S 0 deg. 33 min. E 50.00 ft. to a concrete marker; thence on a curve with a Radius of 5,509.58 ft. for a length of 679.73 ft. to a Concrete Marker; N 83 deg. 29 min. W 193.13 ft. to a Concrete Marker; S 6 deg. 31 min. W 70.00 ft. to a Concrete Marker; N 87 deg. 18 min. W 690.00 ft. to a Concrete Marker; N 6 deg. 31 min. E 120.00 ft. to a Concrete Marker; N. 80 deg. 38 min. W 776.40 ft. to a Concrete Marker; S 28 deg. 40 min. W 100.00 ft. to a Concrete Marker thence on a curve with a radius of 2,176.83 ft. for a length of 486.80 ft. to a Concrete Marker and N 48 deg. 02 min. W 277.50 ft. to an Iron Pin being on the North Right-of-Way of Interstate 40 and being a S.E. corner of the Farris Property; thence with the East Boundary of the Farris Property N 8 deg. 43 min. E 1,086.66 ft. to an Elm Tree being a N.E. corner of the Farris Property and being on the East Margin of the Harpeth River; thence with the Bank of the Harpeth River as follows; N 27 deg. 42 min. E 126.68; N 23 deg. 57 min. E 186.57 ft.; N 1 deg. 10 min. E 575.97 ft.; N 4 deg. 02 min. W 698.13 ft.; N 0 deg. 30 min. W 344.05 ft.; N 2 deg. 08 min. W 336.46 ft.; N 9 deg. 03 min. W 651.63 ft.; N 14 deg. 51 min. W 781.55 ft.; N 10 deg. 19 min. W 243.86 ft.; N 17 deg. 53 min. E 482.39 ft.; N 34 deg. 39 min. E 453.48 ft.; N 82 deg. 44 min. E 258.31 ft.; S 84 deg. 01 min. E 205.19 ft.; S 71 deg. 57 min. E 279.53 ft.; S 56 deg. 33 min. E 664.08 ft.; S 63 deg. 02 min. E 141.29 ft.; S 47 deg. 05 min. E 347.86 ft.; S 18 deg. 18 min. E 472.50 ft.; S 25 deg. 30 min. E 670.68 ft.; thence leaving the Harpeth River S 46 deg. 41 min. W 328.93 ft.; N 57 deg. 25 min. W 163.21 ft.; S 88 deg. 43 min. W 215.43 ft.; S 76 deg. 12 min. W 482.03 ft.; S 12 deg. 29 min. E 2,330.60 ft.; N 77 deg. 59 min. E 1,432.07 ft to a P.K. Nail being a S. E. corner of the Howell Property and being in the center of McCrory Lane; thence with the center of McCrory Lane to P.K. Nails as follows: S 47 deg. 10 min. E 76.64 ft.; S 49 deg. 52 min. E 271.07 ft.; S 41 deg. 15 min. E 118.84 ft.; S 32 deg. 45 min. E 173.10 ft.; S 25 deg. 34 min. E 89.55 ft.; S 17 deg. 34 min. E 132.63 ft.; S 10 deg. 48 min. E 992.14 ft.; S 9 deg. 57 min. E 382.18 ft.; thence leaving McCrory Lane S 10 deg. 54 min. E 316.32 ft.; to the beginning.

CONTAINING 333.65 Acres, more or less.

BEING property conveyed to John W. Nelley, Jr., Mary L. Polk, Howard R. Peterson and William B. Allen by deeds of record in Book 5345, Page 16, Book 5345, Page 25, Book 5345, Page 31, Book 5345, Page 34, Book 5345, Page 38, Book 5685, Page 251, and Book 5685, Page 256, Register's Office for Davidson County, Tennessee. William B. Allen conveyed his interest in said property to John W. Nelley, Jr., and Howard R. Peterson by deeds of record in Book 5688, Page 631, and Book 5692, Page 754, said Register's Office. Mary L. Polk, unmarried, conveyed

her interest in said property to John W. Nelley, Jr., and Howard R. Peterson by deed of record in Book 6838, Page 270, said Register's Office.

BEING part of the same property conveyed to Westinghouse Credit Corporation by Trustee's Deed of record in Book 8230, Page 1, Register's Office for Davidson County, Tennessee.

PROPERTY ADDRESS: Unimproved property located at I-40 and McCrory Lane.

THIS SALE is subject to all liens or matters of record not subordinate to said Deed of Trust, any and all unpaid taxes that may be a lien against said property, restrictions, covenants, easements and set back lines.

WITHOUT LIMITING the generality of the foregoing, this conveyance is expressly made subject to an Abstract of Suit asserting a lien lis pendens in favor of Westinghouse Credit Corporation recorded in the Register's Office of Davidson County, Tennessee in Book 8351, Page 640 made in connection with a claim by Westinghouse Credit Corporation for a partial release of a portion of the property from the lien of the Deed of Trust prior to the foreclosure sale.

TO HAVE AND TO HOLD said described real estate unto the said JOHN W. NELLEY, JR., AND HOWARD R. PETERSON as Tenants in Common, their heirs, successors and assigns forever in fee simple.

SALE was advertised and made as Substitute Trustee only, without covenants or warranties of title, express or implied, and this conveyance is so made. However, LESA HARTLEY SKONEY, as Substitute Trustee, but not otherwise, hereby assigns and sets over to JOHN W. NELLEY, JR., AND HOWARD R. PETERSON all of the covenants and warranties contained in the said Deed of Trust.

IN WITNESS WHEREOF, LESA HARTLEY SKONEY as Substitute Trustee has executed this instrument this 15th day of May, 1991.

Lesa Hartley Skoney
LESA HARTLEY SKONEY,
Substitute Trustee

STATE OF TENNESSEE)(
COUNTY OF DAVIDSON)(

Before me, a Notary Public in and for said State and County, duly Commissioned and qualified, personally appeared LESA HARTLEY SKONEY with whom I am personally acquainted and who, upon oath, acknowledged herself to be the Substitute Trustee, the within named bargainor and that she as such executed the foregoing instrument for the purpose therein contained and acknowledged that she executed the same as her free act and deed.

Witness my hand and seal at office in Nashville, Davidson County, Tennessee this 15th day of May, 1991.

Notary Public

My Commission Expires: 3-17-93.

I, or we hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $2,219,665.00, which amount

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DAVIDSON COUNTY, TN
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is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn before me this 15 day of May, 1991.

Notary Public

My Commission Expires: 3-27-93.

Mail Tax Bills to: John W. Nelley, Jr.
3801 West End Avenue
Nashville, Tennessee 37205

Property Address: Unimproved property located at I-40 and McCrory Lane, Nashville, Tennessee.

Prepared by and ~~return to:~~ NELLEY & HARTLEY, P.C.
Suite 1910
150 Fourth Avenue North
Nashville, Tenn. 37219

2485 05/15 0101 03CHECK 7338.01

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8352 PAGE 825

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1.4656.

IDENTIFI REFERENCE

MAY 15 4 32 PM '91

FELIX Z. WILSON
DAVIDSON COUNTY, TN

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CAMT	2219665.00
CON TX	7325.01
PRFEE	1.00
WDEED	12.00
TOTAL	7338.01
CHECK	7338.01

No. 422085